

INVESTMENT MEMORANDUM

20

CECIL STREET







Savills (Singapore) Pte. Ltd. and Propnex International Pte Ltd, as the marketing consultants for the Vendor, are pleased to offer you the opportunity to acquire strata units located on level 4, 5, 9 and 17 of 20 Cecil Street. The offering represents an aberrated opportunity to be an owner of a rare strata-titled office space within a prominent commercial building in the core of Singapore's Central Business District (CBD).



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20
CECIL STREET

PRIME LOCATION

20 Cecil Street is a prestigious commercial and office tower in the heart of Singapore's CBD, which is currently undergoing a massive urban gentrification with numerous upcoming mixed-use developments to continue adding the vibrancy into the quarter.

Strategically situated above the Raffles Place MRT Interchange Station (EW14/NS26) and mere minutes away from Telok Ayer MRT Station (DT18), 20 Cecil Street offers seamless connectivity via public transportation. The property benefits from its close proximity to major expressways including the East Coast Parkway (ECP) and Marina Coastal Expressway (MCE).

20 Cecil Street's location presents itself as a monument to convenience and accessibility, as it is situated near global financial institutions, regional and multinational companies, as well as retail, cultural and entertainment hotspots – the perfect way to mix business with pleasure. Marina Bay Sands, Gardens by the Bay, and the shopping precincts of Raffles City and Marina Square are close by, offering a myriad of dining, entertainment, shopping and leisure options.

Legend

Commercial

- 1 20 Cecil Street
- 2 One Raffles Place
- 3 One Raffles Quay
- 4 Republic Plaza
- 5 United Overseas Bank Plaza One

- 6 Marina Bay Financial Centre
- 7 Asia Square
- 8 One George Street
- 9 Ocean Financial
- 10 OCBC Centre

Hotels

- 11 The Fullerton Bay Hotel
- 12 Marina Bay Sands
- 13 Parkroyal
- 14 The Fullerton Hotel Singapore
- 15 Ritz Carlton Millenia Singapore
- 16 Marina Mandarin Singapore

Place of Interest

- 17 Club Street
- 18 Boat Quay
- 19 Clarke Quay
- 20 Marina Bay
- 21 Hong Lim Park
- 22 Merlion Park



PROPERTY SUMMARY

TENURE

99-year commencing from 7 December 1989

NO OF STOREYS

28 storeys

UNITS FOR SALE

Levels 4, 5, 9 and 17

COMPOSITION

1st and 2nd Storeys: Retail
3rd to 28th Storeys: Offices

CAR PARKING

86 lots
(every 3,500 sq ft will be entitled to 1 lot)
S\$380/mth for tenant, subject to GST
S\$450/mth for non-tenant, subject to GST

FLOOR LOADING (OFFICES)

4.0kN/m2

FLOOR TO CEILING HEIGHT

Level 4: Approximately 4.0m
Other levels: 2.9m

AIR CONDITIONING SYSTEM

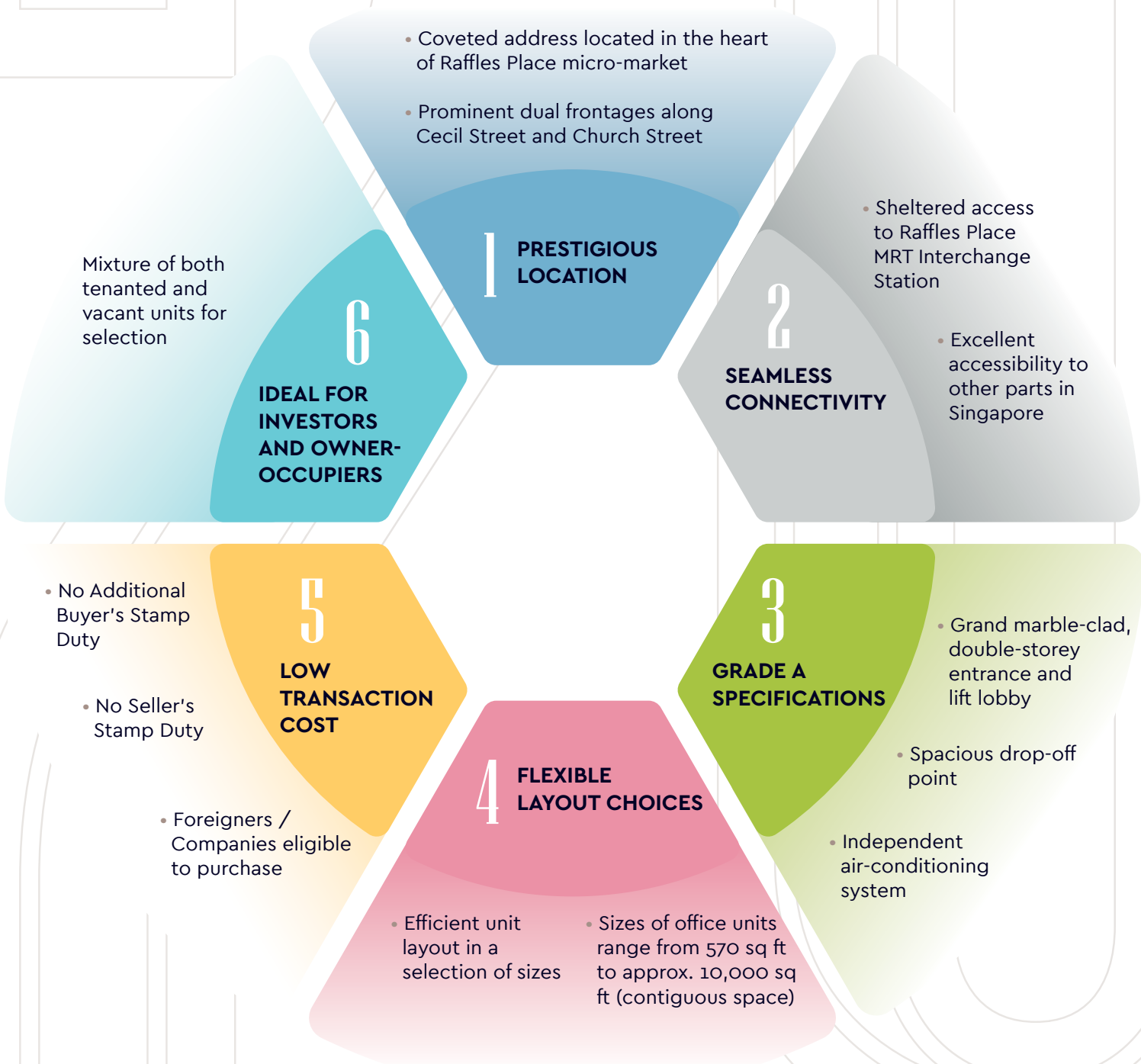
Variable Refrigerant Flow (VRF) System

LIFTS

5 passenger lifts serve levels 3 to 15
5 passenger lifts serve levels 16 to 28
Unit 01 stack (till level 15) with private lift



KEY INVESTMENT HIGHLIGHTS



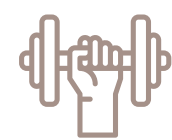
Actual view from unit

TENANCY & TENANT'S PROFILE

Existing Tenant's Profile ranges from sectors such as: –



Energy and Mining



Fitness



Medical / Healthcare



Trading



Shipping



Asset Management



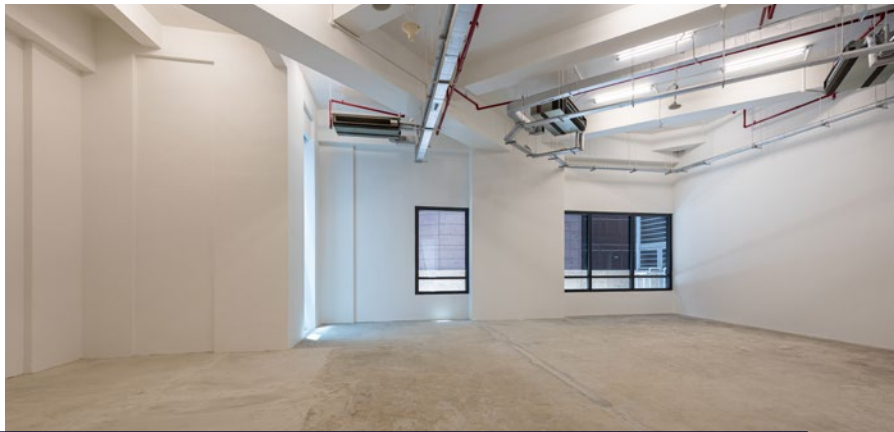
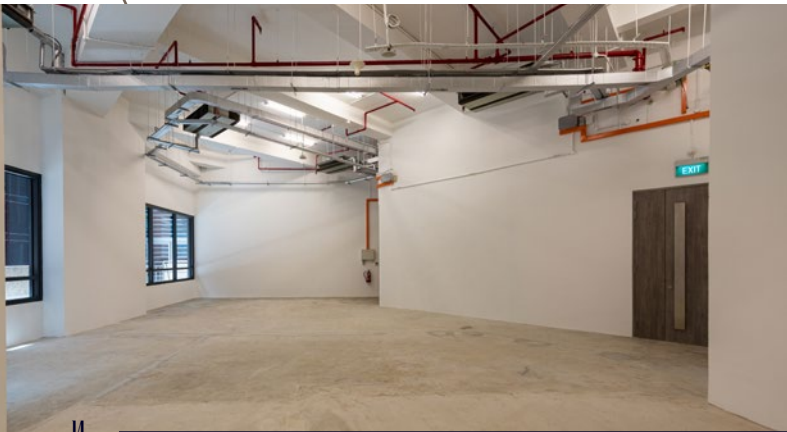
Architectural Firm



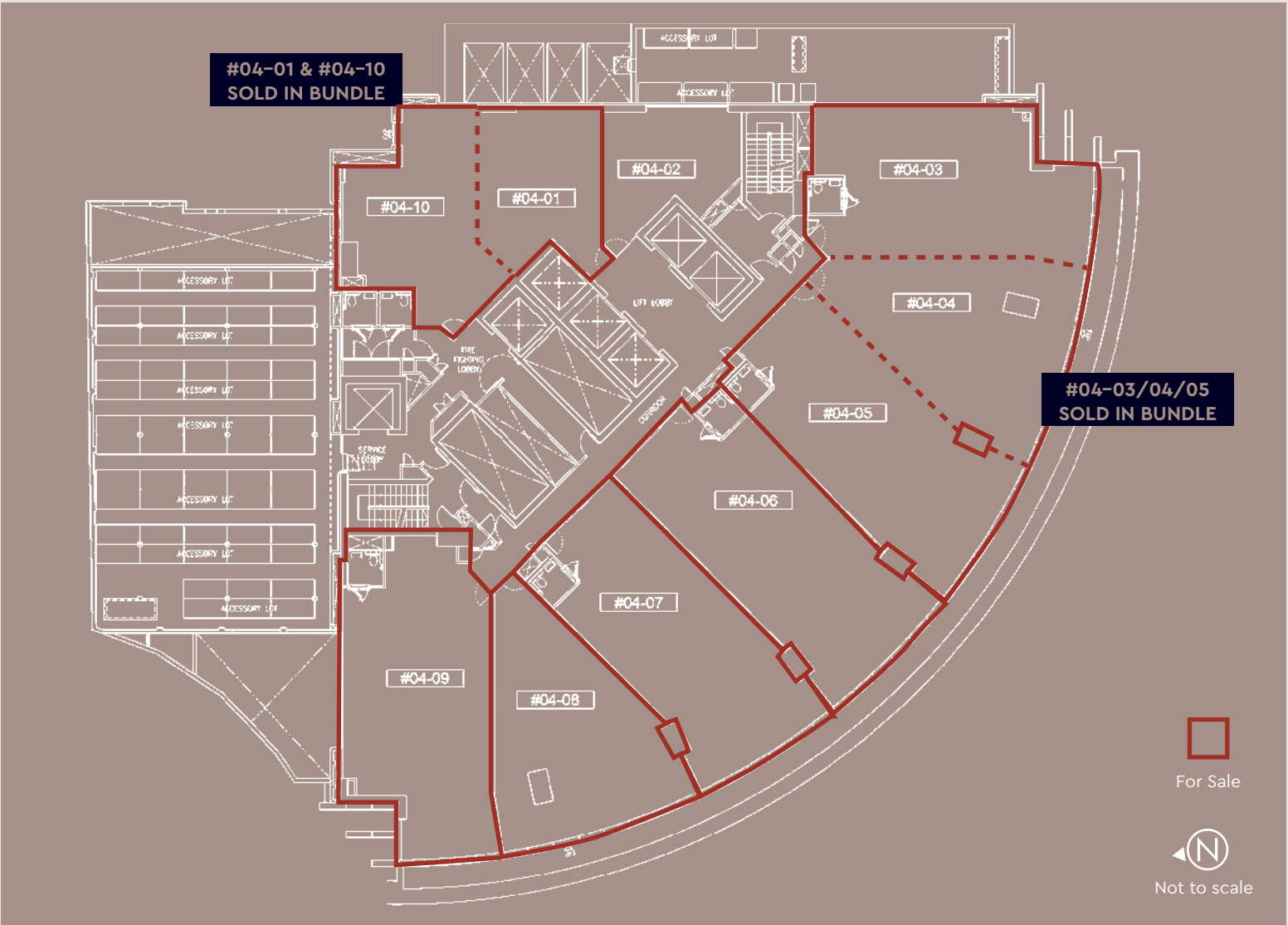
Sports Management



Investment Holding

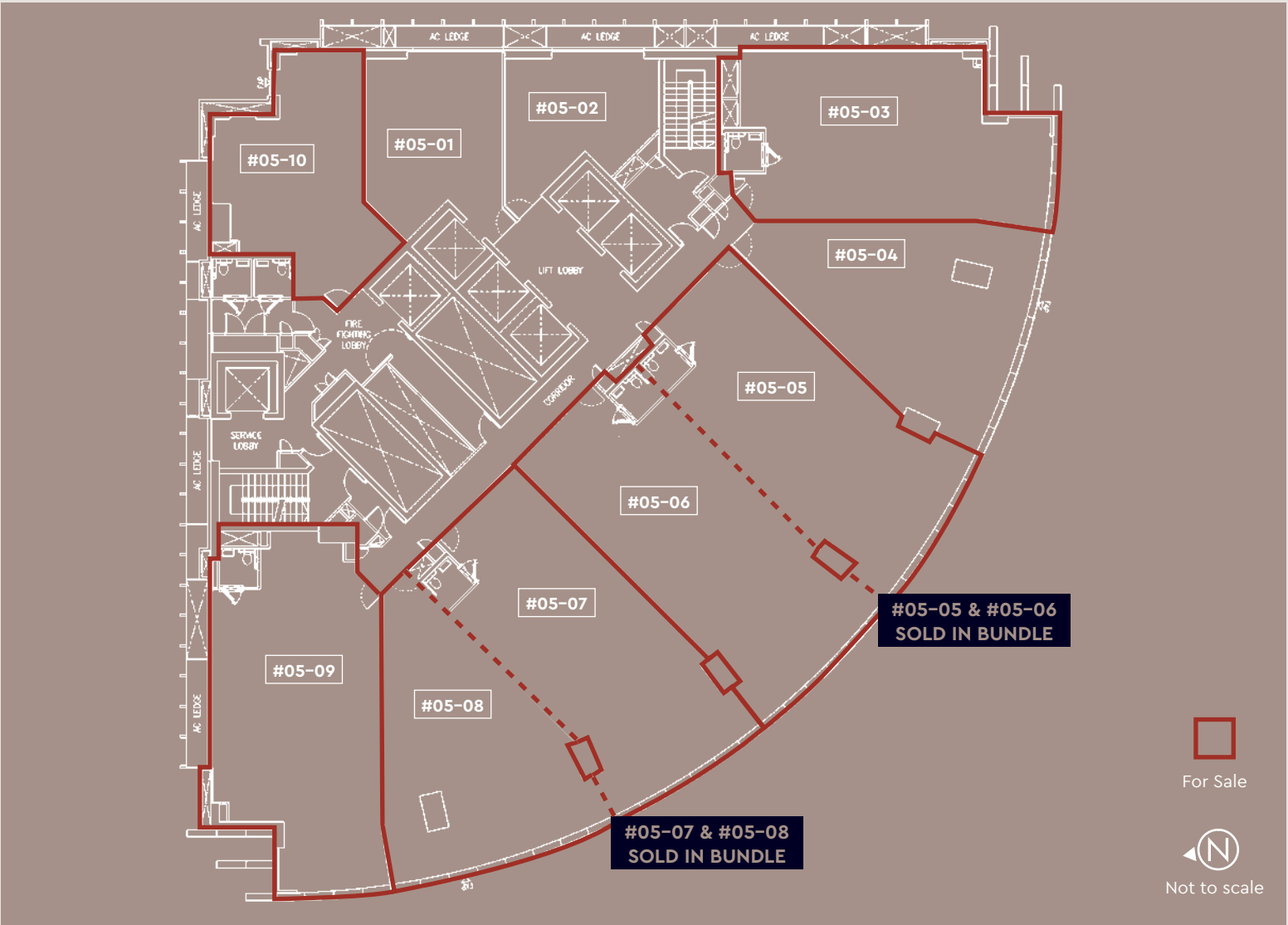


LEVEL 4



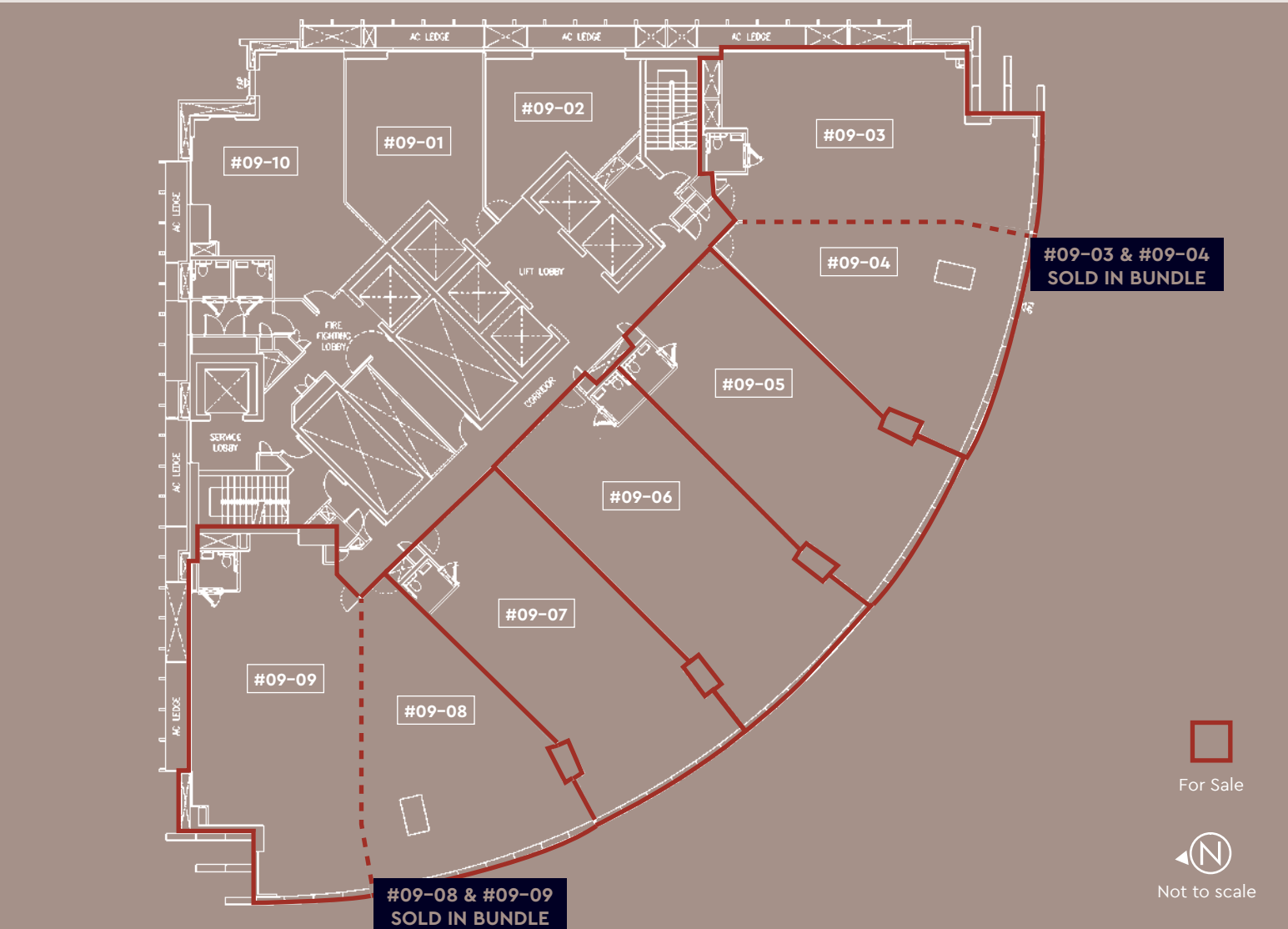
UNIT NO	TRADE	FLOOR AREA (SQ FT)
#04-03	Gym / Health Centre	1,152
#04-04		1,066
#04-05		1,259
#04-06	Gym / Health Centre	1,346
#04-01	Vacant	570
#04-10	Vacant	764
#04-07	Vacant	1,259
#04-08	Vacant	1,066
#04-09	Vacant	1,292
TOTAL		9,774

LEVEL 5



UNIT NO	TRADE	FLOOR AREA (SQ FT)
#05-03	Vacant	1,238
#05-05	Energy and Resources	1,270
#05-06		1,356
#05-07	Energy and Resources	1,270
#05-08		1,098
#05-09	Medical / Healthcare	1,335
#05-10	Vacant	786
TOTAL		8,353

LEVEL 9



UNIT NO	TRADE	FLOOR AREA (SQ FT)
#09-03	Professional Services – Interior Design Firm	1,238
#09-04		1,066
#09-05	Professional Services – Events Organization Company	1,270
#09-06	Vacant	1,356
#09-07	Vacant	1,270
#09-08	Professional Services – Advisory / Fund Management Company	1,098
#09-09	Professional Services – Fund Management Company	1,335
TOTAL		8,633

LEVEL 17



UNIT NO	TRADE	FLOOR AREA (SQ FT)
#17-01	Vacant	1,647
#17-02	Technology	1,238
#17-03	Technology	1,066
#17-04	Professional Services – Fund Management Company	1,270
TOTAL		5,221



SPECIFICATIONS

1. STRUCTURE

Raft foundation with reinforced concrete structure
2. WALLS

a. External Walls:
Concrete and/or Masonry walls and/or Pre-cast and/or Aluminium & Glazing Wall cladding

b. Internal Walls:
Concrete and/or masonry and/or partition wall
3. ROOF

Reinforced concrete flat roof with waterproofing system with or without insulation
4. CEILING

All ceiling with skim coat unless otherwise stated. Ceiling board with painted finishes to corridors, main lobby and lift lobby
5. FINISHES

a. Wall:
Masonry and/or dry partition wall plastered and paint. Imported tiles to washroom, lift lobby and corridors. Plastered and paint to basement wall

b. Floor:
Cement rendered finishes to all units unless otherwise stated. Imported tiles to washroom, lift lobby and corridors. Epoxy paint finish to basement carpark and driveway
6. WINDOWS

Office Unit:
Window and/or Casement Window with Aluminium frame (where applicable). Double Glazed glass and/or Double Glazed Safety glass (where applicable)
7. DOORS

Office Unit:
Glass and/or timber doors and PSB's approved fire-rated doors where applicable
8. IRON MONGERY

Office Unit:
Imported good quality ironmongery
9. SANITARY FITTINGS (CHANGE TO SANITARY AND PLUMBING IF REQUIRED)

Office Unit:
Imported good quality sanitary wares, fittings and accessories (To applicable units only)
10. ELECTRICAL INSTALLATION

415V three phase isolator for office units
11. AIR -CONDITIONING SYSTEM AND MECHANICAL VENTILATION

• Individual Air-conditioning system provided for office units

• Air-conditioning system provided to all lobbies and corridors
12. LIFTS

Lift to all floors
13. TELECOMMUNICATION SERVICES

• Provision of Cable network

• Each unit will be provided with the telephone block terminal
14. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard 555: 2010
15. WATER PROOFING

Office Unit:
Waterproofing to unit washrooms

Common Areas:
Waterproofing to common Toilets, Pantry, Bin Centre and Reinforced Concrete Roof
16. DRIVEWAY

Stone paving to designated 1st Storey areas of driveway
17. SECURITY SYSTEM

• Card Access control system to selected locations

• Proximity transponder for vehicular entry at entrances

• CCTV, surveillance cameras at strategic locations
18. FLOOR LOADING

The maximum allowable floor loading for Shops/ Restaurant Units and Office Units are as follows:

Office Unit (3rd to 28th Storey) – 4.0kN/m2



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